

**60a Hamsterly Park
Southfields
NORTHAMPTON
NN3 5DX**

£299,950



- **UNIQUE RECENTLY BUILT DETACHED**
- **KITCHEN / DINER**
- **EN-SUITE TO MASTER**
- **CUL-DE-SAC LOCATION**
- **NO UPPER CHAIN**

- **THREE BEDROOMS**
- **DOWNSTAIRS WC**
- **LARGE DRIVEWAY**
- **EXCELLENT CONDITION**
- **ENERGY EFFICIENCY RATING : B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This unique and deceptively spacious three bedroom detached home, situated in a quiet cul-de-sac location, was recently constructed only twelve years ago by the current owners to an exceptional standard, with solid brick construction and added insulation to give it a rare 'B' EPC rating. With accommodation comprising in brief; entrance hall, downstairs wc, lounge, and a kitchen/diner to the ground floor. To the first floor are three large bedrooms, with en-suite to master, and a family bathroom with a four piece suite. Externally there is a large driveway to the front offering off road parking for multiple vehicles, and a private rear garden. The property also benefits from UPVC double glazing, gas central heating, and no upper chain.

Ground Floor

Entrance Hall

Enter via composite door, UPVC window to front aspect, stairs rising to first floor, radiator.

Downstairs WC

Obscure UPVC window to side aspect, low level wc, inset sink unit with storage under, chrome heated towel rail.

Lounge

17'6" x 13'9" (5.34 x 4.20)

UPVC French doors with side windows leading to rear garden, further UPVC window to rear aspect, radiator.

Kitchen / Diner

17'6" x 10'7" (5.35 x 3.23)

UPVC windows to front and side aspects, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated oven with hob over, space for various appliances, complementary tiling, radiator.

First Floor

Landing

UPVC window to side aspect, storage cupboard including chrome heated towel rail, radiator.

Bedroom One

14'4" x 11'5" (4.37 x 3.48)

UPVC window to front aspect, radiator.

En-Suite

6'7" x 4'11" (2.03 x 1.50)

Obscure UPVC window to front aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Bedroom Two

13'8" x 9'6" (4.19 x 2.91)

UPVC window to rear aspect, radiator.

Bedroom Three

10'2" x 7'6" (3.11 x 2.30)

UPVC window to rear aspect, fitted double wardrobe, radiator.

Bathroom

10'0" x 5'9" (3.06 x 1.76)

Obscure UPVC window to side aspect, panel bath, tiled shower cubicle, low level wc, pedestal wash hand basin, complementary tiling, chrome heated towel rail.

Externally**Front Garden**

Mostly block paved offering off road parking for multiple vehicles, lawn area including tree, low level brick wall and wooden fencing.

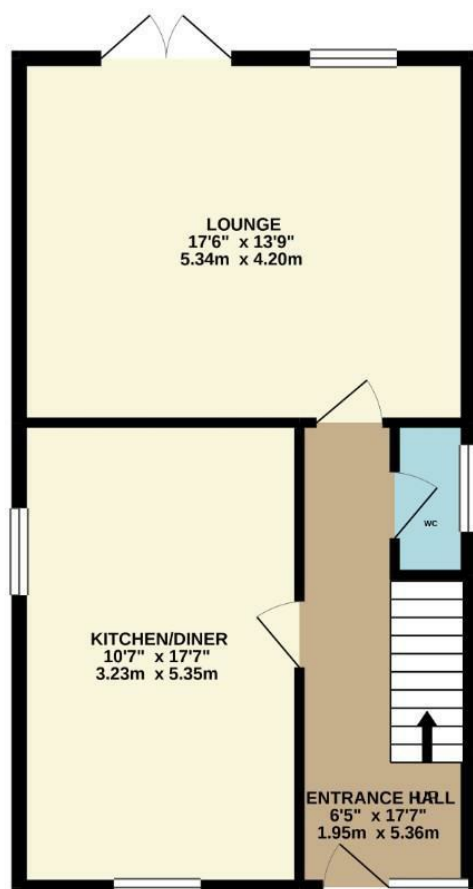
Rear Garden

Block paved patio area leading to lawn, gated side access, various flowers and shrubs, enclosed by wooden fencing.

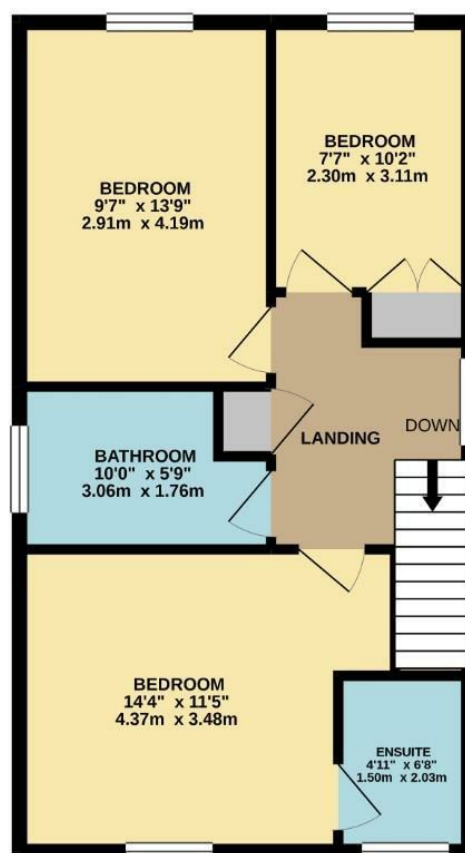




GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



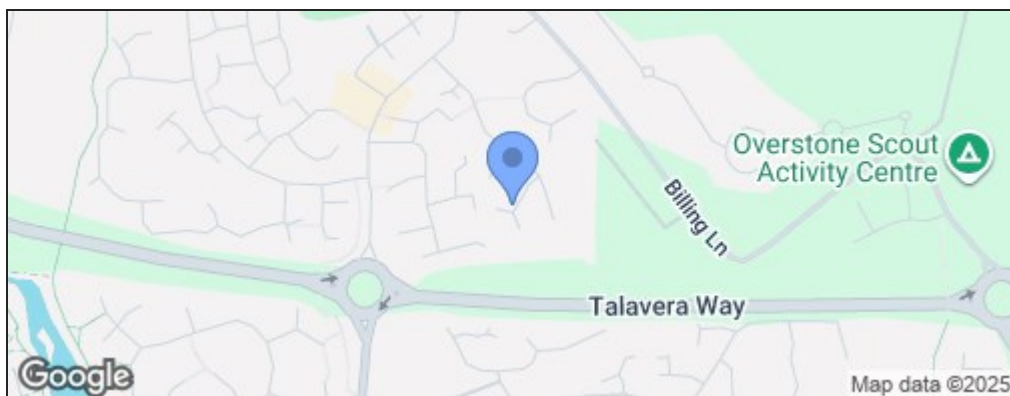
TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.